



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: November 23, 2004

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for a Specific Use for Truck and Trailer Rental (CSU-40020)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the October 6, 2004 public hearing, the County Planning Commission voted 6-0 (Commissioner Montano excused) to recommend approval of a Special Use Permit for a Specific Use for Truck and Trailer Rental on Lot 2, Valley Growers Inc. Addition, located at 2323 Isleta Boulevard SW, on the northwest corner of Isleta Boulevard and Valley Road, zoned C-1, containing approximately .94 acres. The decision was based on six (6) Findings and fourteen (14) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Specific Use for Truck and Trailer Rental on Lot 2, Valley Growers Inc. Addition, located at 2323 Isleta Boulevard SW, on the northwest corner of Isleta Boulevard and Valley Road, zoned C-1, containing approximately .94 acres
2. The request is consistent with Resolution 116 -86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that the location and intensity of this request reflects the existing neighborhood character in that several locations along Isleta Boulevard have been approved for similar uses.
4. This request has substantial neighborhood support.
5. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that policy I call for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. Applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more.
2. Any site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
3. A six-foot (6) solid wall or fence shall be erected along all sides of the site that abut residential uses.
4. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
5. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
6. The applicant shall provide impervious surface material to cover the ground area proposed for rental and trailer vehicle storage to prevent dust and maintain air quality for the surrounding area. The applicant shall provide a 15 feet asphalt paved driveway apron.
7. Street trees shall be planted at thirty (30) feet on center along Isleta Boulevard.
Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
8. No outdoor speakers or amplified sound systems shall be permitted.
9. The applicant shall revise the submitted site plan to define the ultimate right-of-way (ROW) width required for Isleta Boulevard and Valley Road. Landscape and buffer requirements shall be implemented in the areas not affected by the final ROW requirements for Isleta Boulevard and Valley Road. A copy of the approved ROW designations shall be submitted to the Zoning, Building & Planning Department.
10. There shall be no more than ten (10) rental vehicles or trailers, excluding car dollies, at one time on the premises.
11. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
12. The Special Use Permit shall be issued for seven (7) years.
13. A revised site development plan consistent with the Conditions of approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval.
14. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (October 8, 2004).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval